

PD

PRELIMINARY PLAN SUPPLEMENTAL GUIDELINES for TIPPECANOE COUNTY AREA PLAN COMMISSION

The following checklist and sample submission expound upon those items to be included in the preliminary plan submission for a planned development. It is to serve as a guide for 1) the petitioner so he can seek the appropriate technical help, and 2) his technical advisors so they can prepare the proposed plans more efficiently. Thus the end result will not only be a better and more complete design, but also allow for an effectual staff review and fewer plan revisions.

PLANNED DEVELOPMENT PRELIMINARY PLAN
CHECKLIST
for
TIPPECANOE COUNTY AREA PLAN COMMISSION

General Drawing Requirements

1. Sheet size shall be 24" x 36", and the scale shall not exceed 1" = 100'.
2. All sheets shall indicate title, scale and orientation.
3. Site analysis and proposed site plan shall be done at the same scale.
4. In case of intense detail notation, items may be included on adjacent drawing or additional sheets may be added.

Cover Sheet

1. Project name
2. Zoning case file number, revision number and date
3. Perspective or metric projection (optional)

Drawing No. 1 - Zoning

1. Proposed site (include acreage)
2. Boundaries and ownership of existing adjacent parcels
3. Zoning
 - (a) proposed and existing zoning of site
 - (b) existing zoning of adjacent parcels
4. Use
 - (a) proposed and existing use on site
 - (b) existing use on the adjacent parcels
 - (c) include density figure when applicable
5. Vicinity map (scale shall not exceed 1" = 1000')

Drawing No. 2 - Site Analysis

1. General
 - (a) include at least a portion of the adjacent parcels
 - (b) include only existing conditions (this means sites under construction also)
2. Boundaries
3. Paved areas (streets, sidewalks, parking lots, etc.)

4. Location and size of utilities (water, storm and sanitary sewer, electricity, and gas)
5. Structures and their condition
 - (a) rate as sound (1), deteriorating (2), or dilapidated (3)
6. Topography (include drainage)
 - (a) interval size shall not be less than 1' nor greater than 10'
7. Vegetation (type, size and location)
 - (a) also any trees greater than 4" in diameter 4.5' from grade shall be identified and located
8. Location and identification of soil types
9. Special natural features (rock out-cropping, pond, vista, etc.)

Drawing No. 3 - Proposed Site Plan

1. Structures (building use, floor area, densities, phasing (order and content), etc.)
2. Traffic patterns (vehicular, deliveries, pedestrian, bicycle, etc.)
 - (a) estimated trips attracted and/or generated per day
3. Future right-of-way lines, easements, covenants
4. Open space and buffers
5. Parking layout (quantity and size)

Drawing No. 4 - Proposed Utilities

1. Electric
2. Gas
3. Water
4. Sewer (storm and sanitary)
5. Drainage
6. Topographical changes
7. Also indicate paved areas

Drawing No. 5 - Proposed Landscape Plan

1. Specie, spacing, and location for required screening
 - (a) optional for other areas

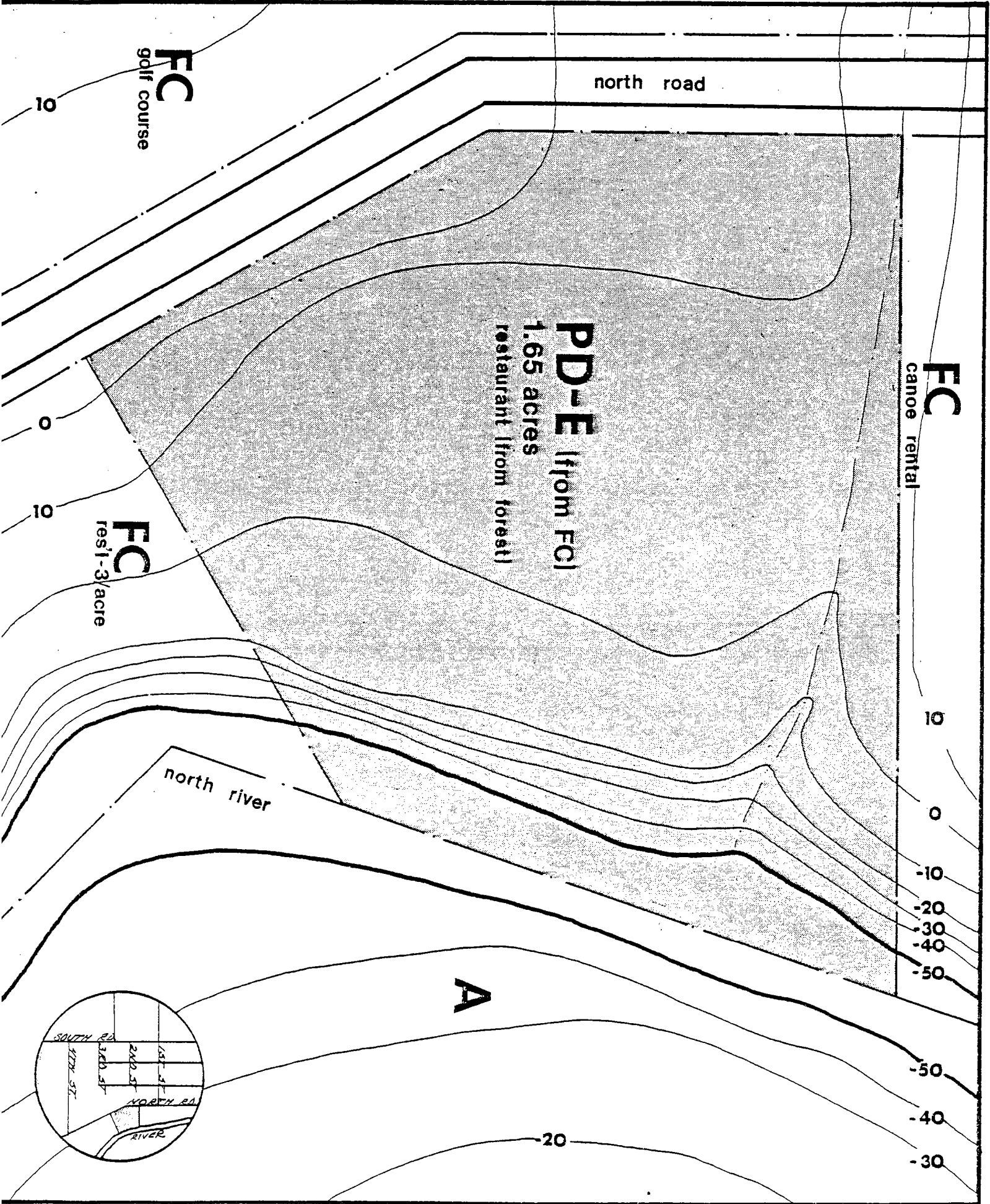
2. Existing plant material
3. Retaining walls, berms, etc. (include section)
4. Lighting (include sketch)
5. Signs (include sketch)
6. Street furniture (include sketch)

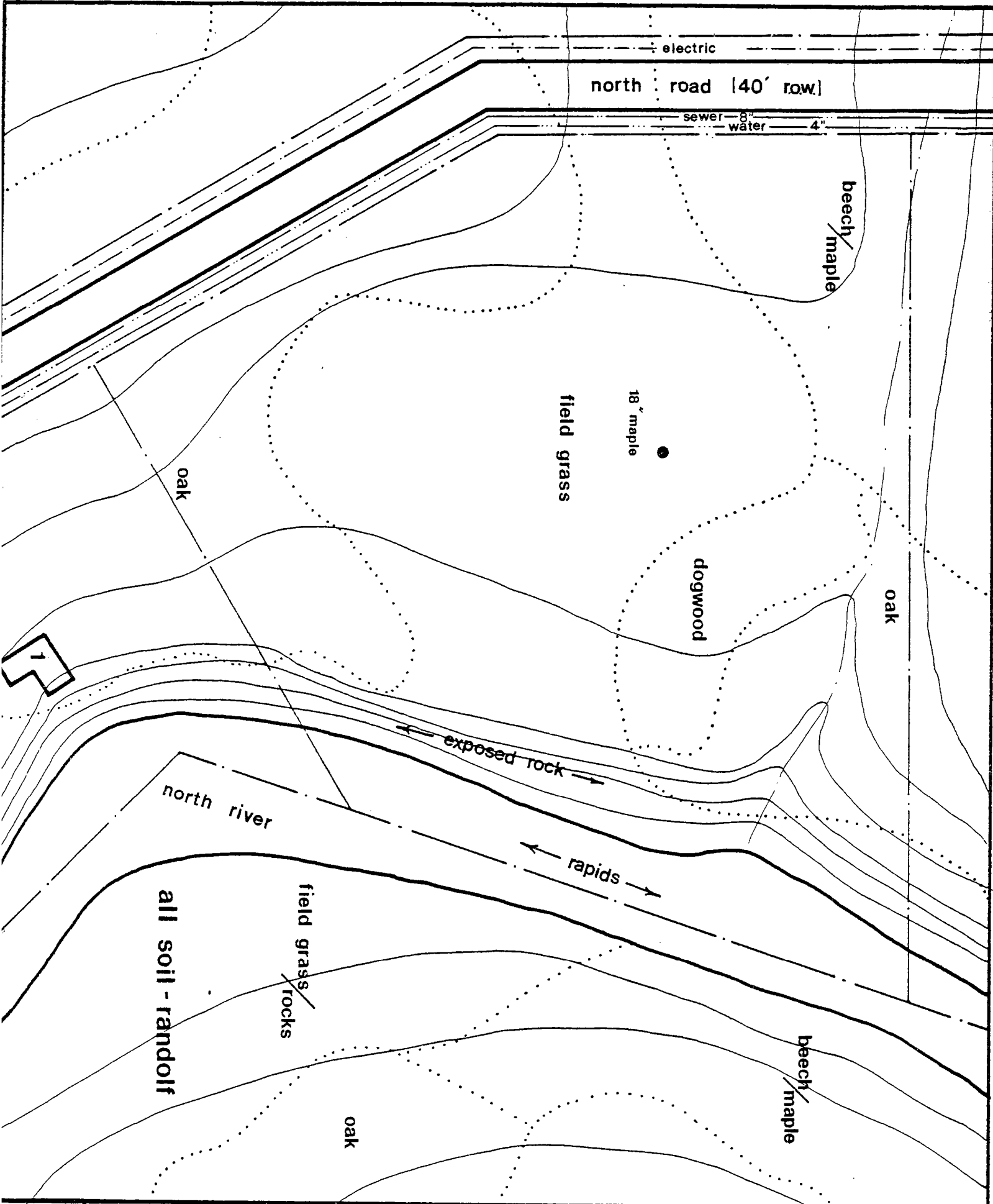
Drawing No. 6 - Elevations (optional)

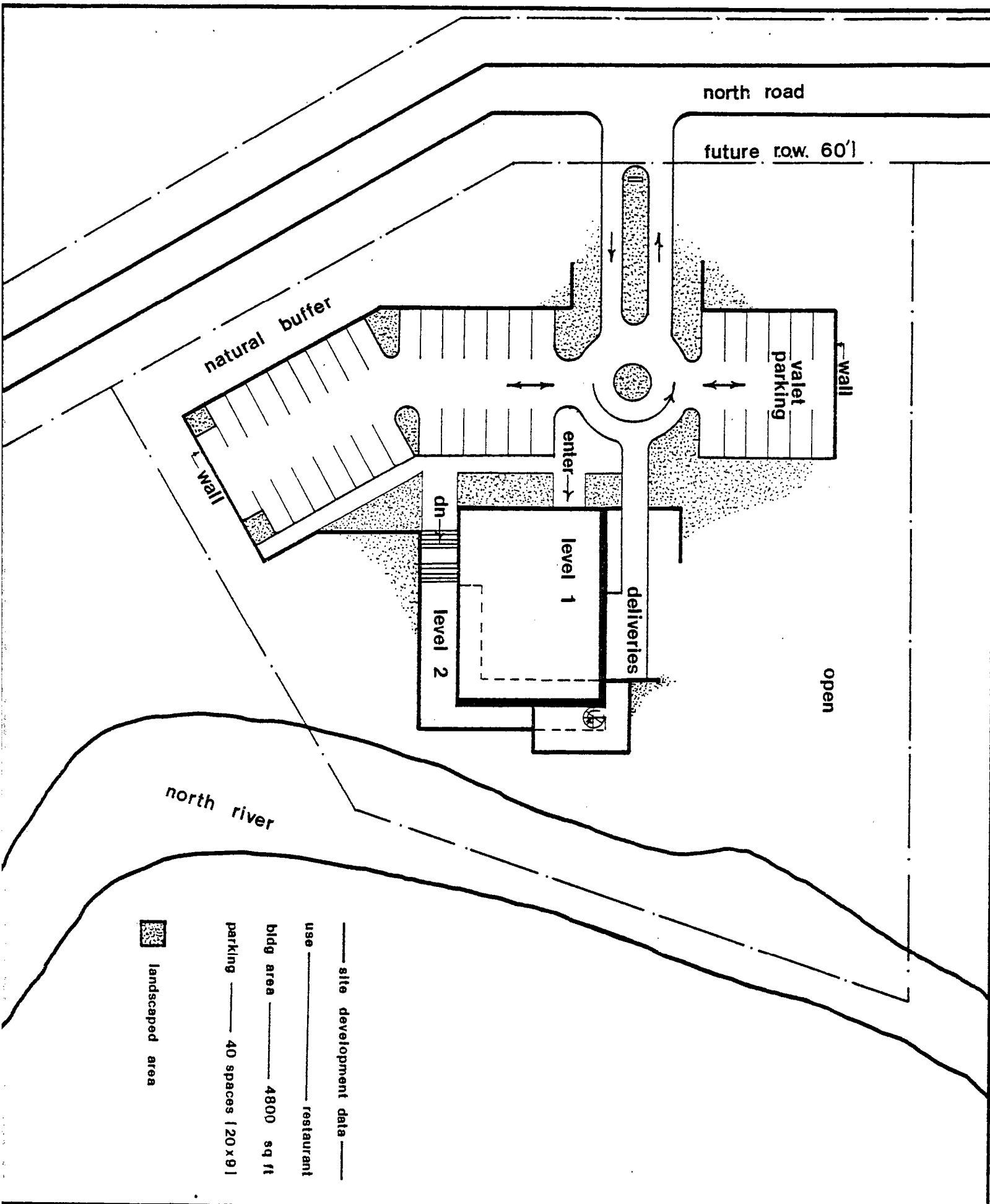
1. Design shall be sensitive to surroundings (both man-made and natural)
2. Include sections for illustrating overlapping functions or the structure's adaptability to the site.

Drawing No. 7 - Dwelling Units Floor Plan (optional)

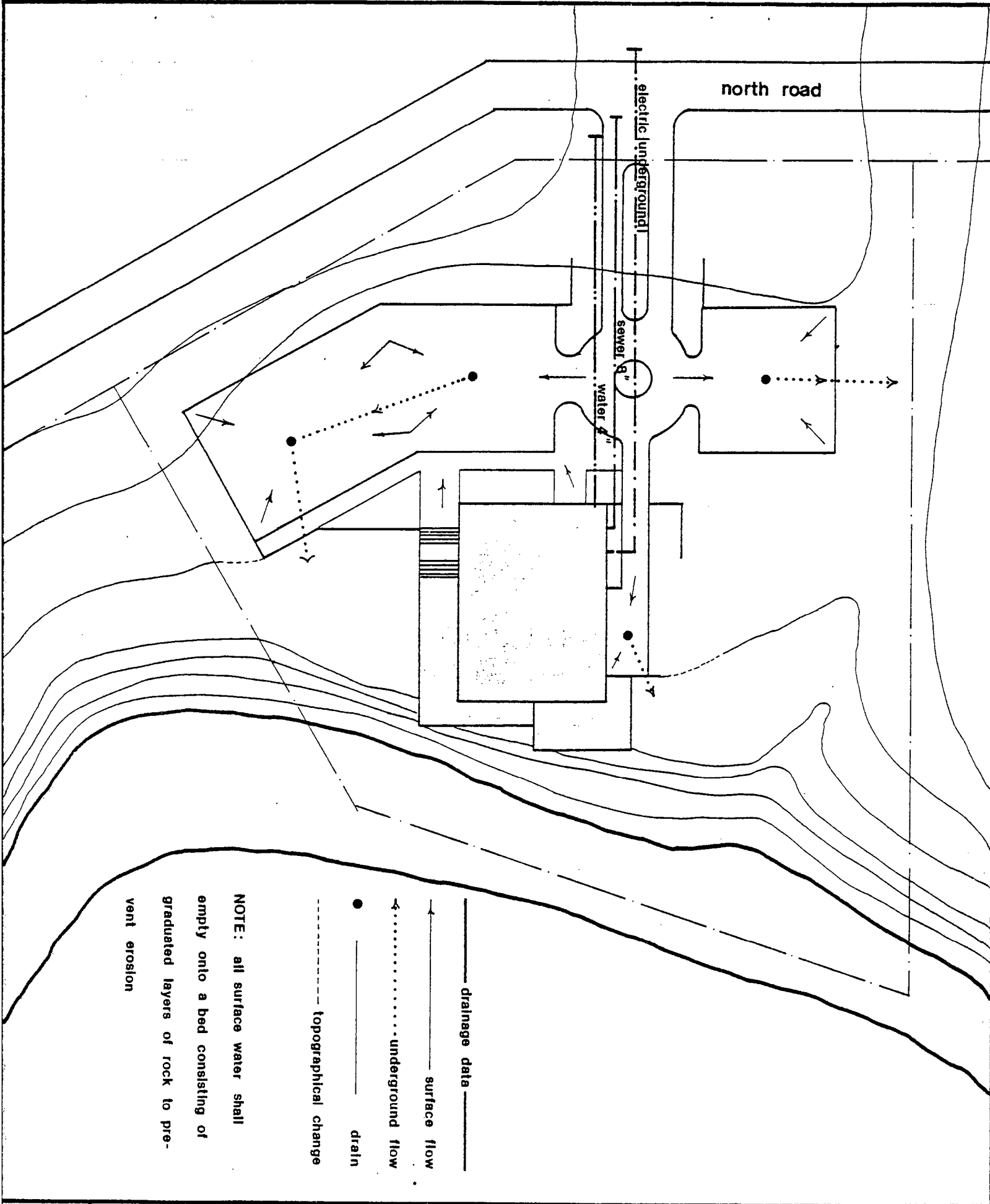
1. Floor plans shall be presented for all types of units in the development, including the relationship of yards to the interior of the house.





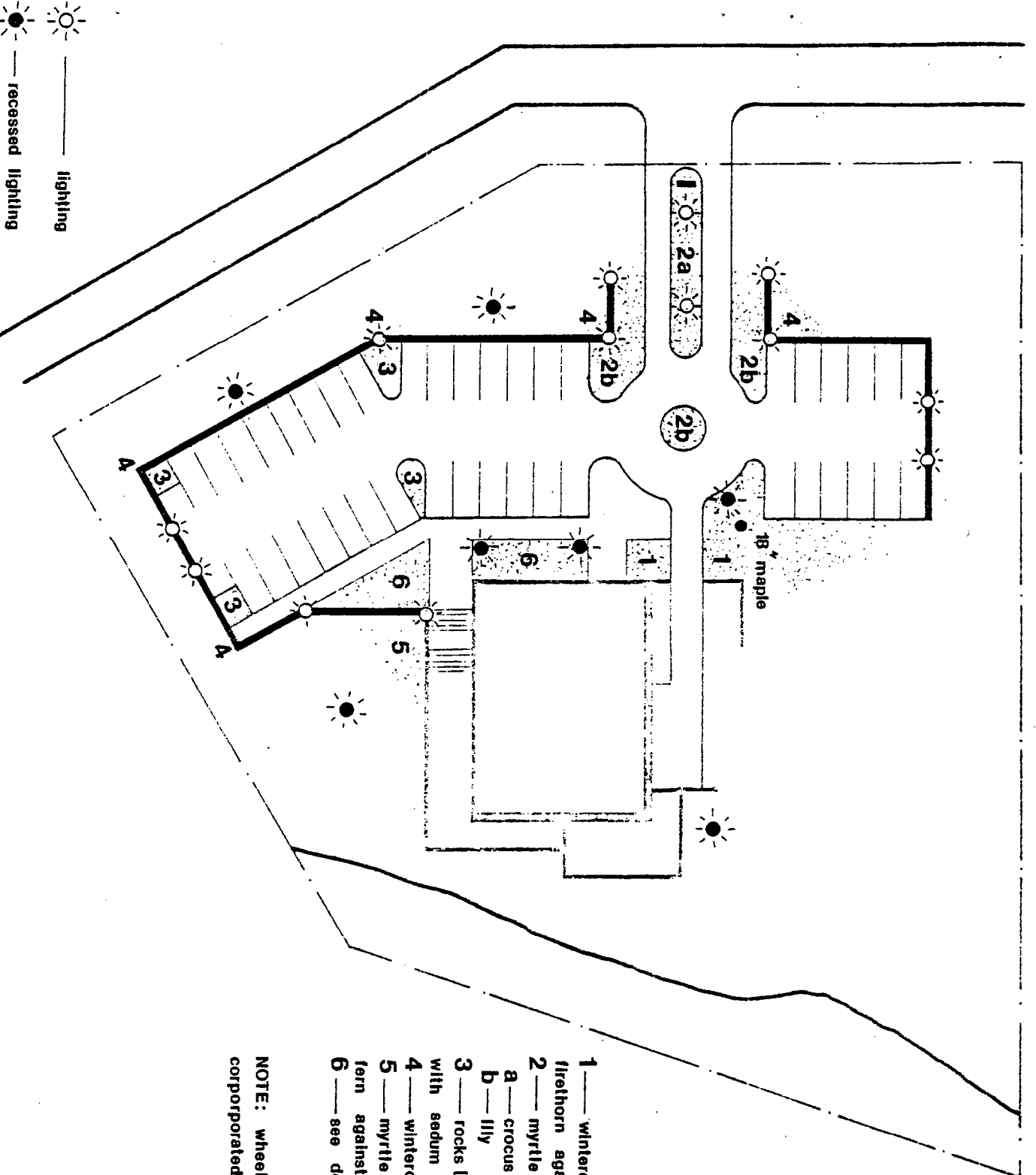


— site development data —
 use — restaurant
 bldg area — 4800 sq ft
 parking — 40 spaces (20 x 9)
 landscaped area



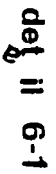
————— drainage data —————
 ————— surface flow —————
 - - - - - underground flow
 • ————— drain
 - - - - - topographical change

NOTE: all surface water shall
 empty onto a bed consisting of
 graduated layers of rock to pre-
 vent erosion



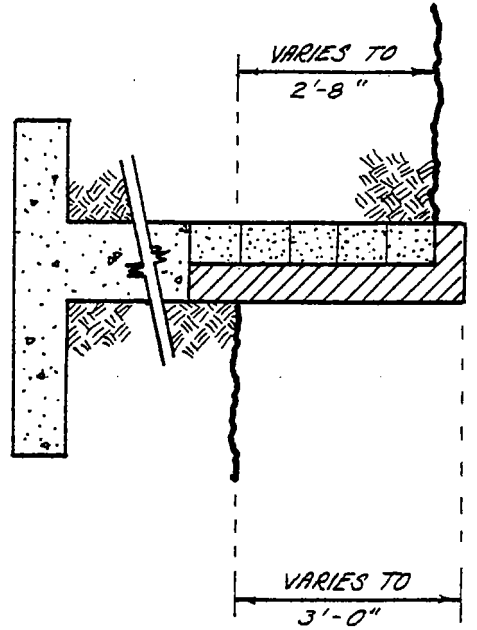
- 1 — wintercreeper with leland firethorn against bldg
- 2 — myrtle & clumps of:
 - a — crocus, chrysanthemum
 - b — lily
- 3 — rocks 1 > 4' d! interspersed with sedum and x-mas rose
- 4 — wintercreeper
- 5 — myrtle, crocus; cinnamon fern against wall
- 6 — see detail sheet 5b

NOTE: wheel stops to be incorporated in pavement

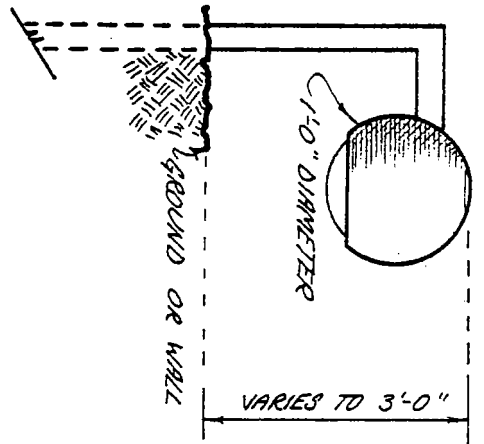


detail 6-2

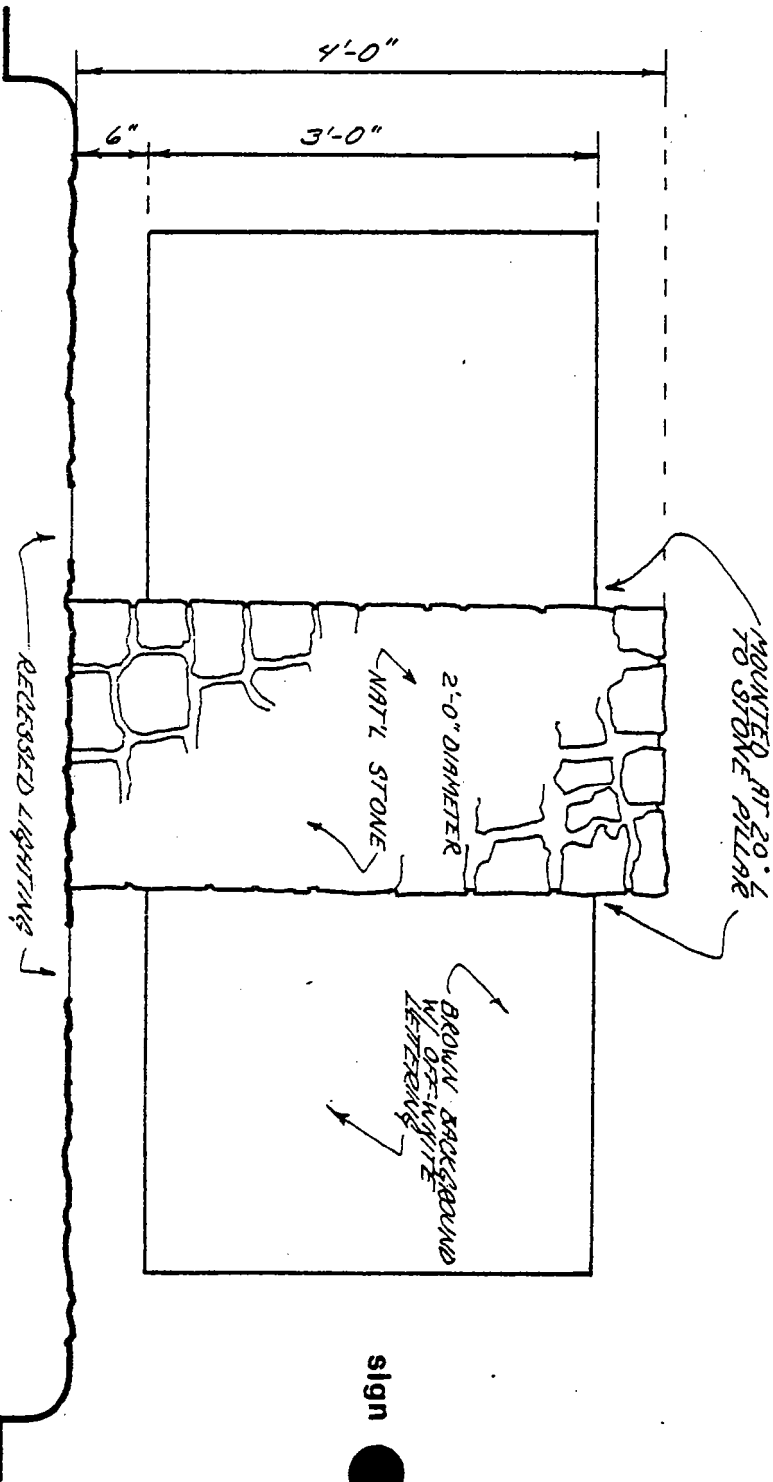
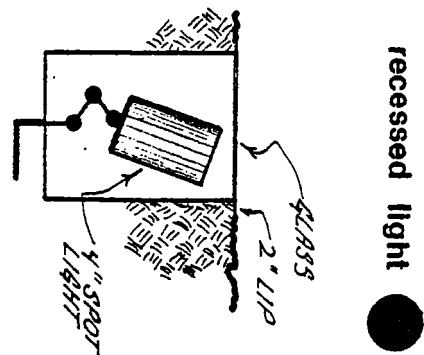


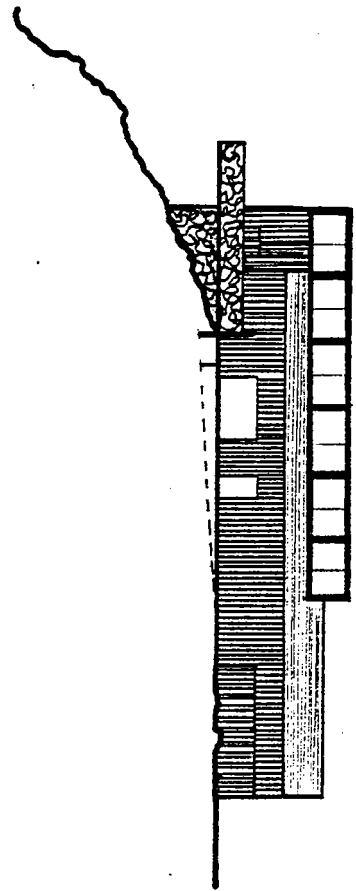


retaining wall

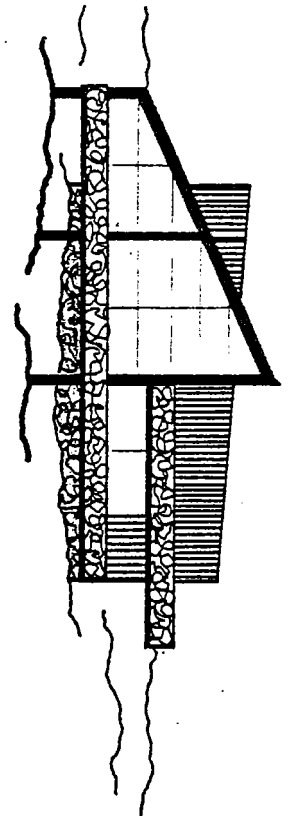


exposed light





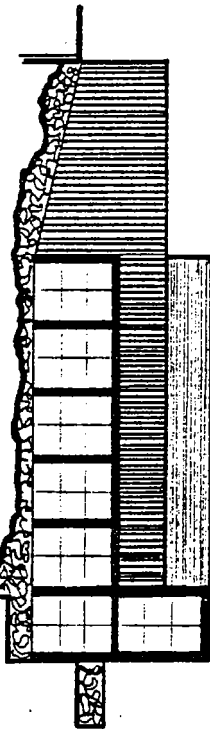
north



east



west



south